



ASSOCIATION NEWSLETTER

January 31, 2012

QUORUM NOT ACHIEVED AT ANNUAL MEETING;

ADJOURNED MEETING SCHEDULED

At the Annual Membership Meeting, which was scheduled for January 12, 2012, at 6PM, at Goleta Valley Community Center, an official quorum was not achieved. There were only 63 units represented in person or by proxy (90 was needed). Those members who were present voted to proceed and hold an unofficial meeting with the understanding that the Board would ratify the decisions made at the upcoming adjourned meeting.

The adjourned meeting is set for **February 9, 2012, at 6PM, in the Meeting Room at Bldg 7610**. While all owners are welcome to attend, it will not be necessary. The Board will use its proxies to ratify the decisions made at the January 12th Meeting.

At the January 12th unofficial meeting, the following members were nominated and elected to the Board for a 2-year term:

Lisa Welch
Greg Honnold
Craig Nicholson

In addition, Joe De La Mora was appointed to the Board with Nathan Walter's pending resignation. Joe will be finishing Nathan's term which will expire in 2013.

The membership also passed the Excess Fees Resolution, thanked the Board for their work and approved their decisions on behalf of the Association.

PATIOS TO BE KEPT IN CLEAN CONDITION

To keep your home, our complex, from looking cluttered and unsightly, please remember that your balcony and patio are not meant for storing items. They're meant for patio furniture and such. Thank you for your cooperation.

If you have items stored in the common area (i.e. outside of your patio or balcony), please remove them. They may be hauled away by the Association. The common areas belong to the Association. Thank you.

WATERPROOFING OF FOUNDATION IN PROGRESS

As part of the maintenance program, the Association is having Carter Construction go through each building and waterproofing its foundation. Each building takes about 2 weeks from beginning to end. A notice is distributed a few days prior to the crew starting. There will be some noise and possibly the smell of wet dirt. Other than that, there is nothing that the building residents need to do.

DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or

the musty smell in your unit. (At this time, according to one of our owners, Sears has these dehumidifiers available).

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS?

CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for February 9, 2012, at around 6PMish, at the Meeting Room, at 7610 Hollister Ave., Goleta. It will immediately follow the adjourned meeting which will start at 6PM. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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